



WASHINGTON STATE DEPARTMENT OF

Natural Resources

Peter Goldmark - Commissioner of Public Lands

Application for Use of State-owned Aquatic Lands

Applicant Name:	Sudden Valley Community Association
County:	Whatcom
Water Body:	Lake Whatcom
Type of Authorization:	Lease
Authorization Number:	20-A09745
Term:	15 years
Description:	DNR plans to reauthorize a lease for a community association marina, dock and swimming area for Sudden Valley Community Association in Lake Whatcom.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
DOUG SUTHERLAND
COMMISSIONER OF PUBLIC LANDS

APPLICATION FOR AUTHORIZATION TO USE STATE-OWNED AQUATIC LANDS

1. SUBMISSION OF APPLICATION

NO WORK CAN BE STARTED ON THE PROJECT AREA UNTIL A USE AUTHORIZATION HAS BEEN GRANTED BY THE DEPARTMENT OF NATURAL RESOURCES

Enclose a \$25.00 non-refundable application processing fee with the application. This application form will be reviewed by the Department of Natural Resources upon receipt at the address given below. Applicants will be notified in writing if the application will be accepted for further review. However, this application may be rejected at any time before signed execution of a use authorization.

Please send the completed application form to your region land manager at:

Department of Natural Resources
Northwest Region Office
919 N. Township Street
Sedro-Woolley, WA 98284

II. APPLICANT INFORMATION

Date of Application:

Authorization to be Issued To (how name is to appear in the lease document): Sudden Valley Community Assoc

Address: 4 Clubhouse Circle

City: Bellingham State: WA Zip Code: 98229

Telephone Number: 360 734-6430 FAX Number: 360 734-1915

Applicant's Representative: Dave Wareing BARBARA AUBLEY

Relationship to Applicant: General Manager PRESIDENT

Address: 4 Clubhouse Circle

City: Bellingham State: WA Zip Code: 98229

Telephone Number: 360 734-6430 FAX Number: 360 734-1915

If Property will be used for business purposes, Applicants' Washington Department of Revenue Tax *Registration Number (Unified Business Identifier) is Required: 600 121 488

Which of the following applies to Applicant (Check One and Attach written authority to sign - bylaws, power of attorney, etc):

Corporation ☒ (State of Registration): _____ Government Agency: _____
General Partnership _____ Limited Partnership _____ (State of Registration): _____
Sole Proprietorship _____ Marital Community _____ (Spouse): _____
Other _____ (Please Explain): _____

Has the site use been authorized before or is it currently under lease: Yes (#) 20-A09745 No _____ Don't Know _____

III. LOCATION

The Body of Water on which the state property is located: Lake Whatcom

County in which the state property is located: Whatcom

Government Lot 34 Section 5 Township 37 Range 4 E/W EAST

See Attached Exhibit A

FOR OFFICIAL USE ONLY

Land Manager: Type: (20, 21, 22, 23, 31, 51)

Land Manager: ☐ New Application ☒ Renewal Application

Land Manager: Initials TC Aquatic Program Manager Initials _____

Support: Application Fee Received: 2-16-09 Date _____

Land Records: New Application Number: 20-A09745

Land Records: Trust 15/21 County: 37 AQR Plate No. SS37-013

Note #5

EN
3-11-2009

A LEGAL PROPERTY SURVEY AND MAP ARE REQUIRED TO OBTAIN A USE AUTHORIZATION. THE SURVEY REQUIREMENTS ARE DESCRIBED IN SECTION VII, PROPERTY SURVEY OF THIS FORM. THE SURVEY PLAT WILL BE ATTACHED TO THE LEASE AS EXHIBIT A. (DO NOT HAVE THIS SURVEY CONDUCTED UNTIL YOU HAVE BEEN NOTIFIED IN WRITING THAT THE APPLICATION HAS BEEN ACCEPTED FOR PROCESSING.)

Physical description of Project Area (For example, Marsh, Tidelat adjacent to the Chehalis River, etc.): Marina
Recreation Area

Name of Owner(s) of Uplands, Shorelands, and/or Tidelands shoreward and adjacent to the Property: See Attached
Name: Sudden Valley Marina Adjacent Property Owners
Address: _____
City: _____ State: _____ Zip Code: _____ Phone Number: () _____

County Parcel No(s). for adjacent properties, upland, and/or adjacent tideland properties: _____

EXCEPT FOR PROPERTY LOCATED WITHIN ESTABLISHED HARBOR AREAS, PROOF OF OWNERSHIP, OR AUTHORIZATION TO USE THE ADJACENT TIDELAND, SHORELAND, OR UPLAND PROPERTY MAY BE REQUIRED. IF THE APPLICANT IS THE OWNER OF THE ADJACENT LAND, ATTACH A COPY OF THE DEED OR CONTRACT OF SALE.

IV. USE OF PROPERTY

1. Describe, in detail, the proposed use of the Property: Boat launch, storage moorage
See Attached Exhibit B Operations
2. Is or will the Property be subleased to another party? Yes _____ No X (If yes, submit a copy of the sublease agreement.)
3. What are the current and past uses of the site? See Attached Exhibit B "Operations"
4. Do you have any knowledge of contamination of the site by toxic or hazardous substances, or of past uses or practices that might have lead to contamination by such substances? If so, please explain: No
5. Do you know if any fill material has been placed on the property in question? If yes, please explain: No

V. IMPROVEMENTS

PHYSICAL IMPROVEMENTS ARE STRUCTURES PLACED ON THE LAND THAT CANNOT BE REMOVED WITHOUT DAMAGE TO THE LAND. EXAMPLES OF SUCH STRUCTURES INCLUDE PILINGS, DOLPHINS, PIERS, WHARVES, PILING-SUPPORTED BUILDINGS, STRUCTURES BUILT ON FILL OR CONCRETE FOUNDATIONS, BURIED PIPELINES AND CABLES, AND SUPPORT STRUCTURES FOR BRIDGES.

1. What physical improvements currently exist on the site? (Photos may be required.) Wet Slips - docks
Launch docks, two concrete boat launch ramps, ski dock
See Attached Photos
2. If there are physical improvements currently on the site, who owns them? Sudden Valley Community Association
3. If there are physical improvements currently on the site, describe their condition: Wet slips recent renovation
Boat ramps are serviceable, Ramp two is becoming too shallow, due to
sediment buildup. 4 Pilings & ski ramp are old but serviceable
4. Which, if any, of the existing physical improvements will be removed, remodeled, or reconstructed? The ski dock
is scheduled for renovation within next 3 years.

5. Describe any physical improvements that the applicant is proposing to construct on the site: none
6. Has any fill material been placed on the site? If Yes, please describe: no

VI. LOCAL, STATE, AND FEDERAL REGULATORY PERMITS

COPIES OF ALL GOVERNMENT REGULATORY PERMITS ARE REQUIRED BEFORE ISSUANCE OF A DNR USE AUTHORIZATION. YOUR PROJECT MAY REQUIRE SOME OR ALL OF THESE PERMITS.

Please include the following permit applications, permits, or waivers with the application:

JARPA (Joint Aquatic Resource Permit Application)

This one form is used to apply for all of the following individual permits:

1. Section 10 Permit (Required by the US Army Corps of Engineers for any work in or affecting navigable waters, e.g., floats, docks, piers, dredging, pilings, bridges, overhead power lines.)
2. Shoreline Substantial Development, Conditional Use, Variance Permit or Exemption (Issued by Local Government, and is required for work or activity in the 100 year flood plain, or within 200 feet of the Ordinary High Water mark of certain waters; and which included any one of the following: dumping, drilling, dredging, filing, placement or alteration of structures or any activity which substantially interferes with normal public use of the waters.)
3. Hydraulic Project Approval (Required by the Department of Fish and Wildlife if the project includes work that will use, divert, obstruct, or change the natural flow or bed of any fresh or salt water of the state.)
4. Section 404 Permit (Required by the US Army Corps of Engineers if your project will discharge or excavate any dredged or fill material waterward of the Ordinary High Water mark or the Mean Higher High Tide Line in tidal areas.)
5. Section 401 Water Quality Certification (Required by the Department of Ecology if a Section 404 permit is required.)

NPDES (National Pollutant Discharge Elimination System Permit)

Required by the Department of Ecology under delegated authority from the Federal Environmental Protection Agency for projects that include the discharge of fluid on or into surface water.

SEPA (State Environmental Policy Act) Checklist and Environmental Assessments

When you submit a permit application to any agency, if the project is not exempt, the lead agency will ask you to fill out an environmental checklist. Based on checklist answers and the reviewers knowledge of the project site, agency personnel will determine the types of impacts the project may have on the environment. The agency assessments may be the following forms: Determination of Nonsignificance, Determination of Significance, scoping documents, draft or final Environmental Impact Statements (EIS) or others prepared for the purpose of compliance.

Describe any habitat mitigation required by any of the permitting agencies identified above and identify where such mitigation is proposed to occur:

VII. PROPERTY SURVEY

Guidelines for all Surveys of Easements or Lease Sites:

1. The location of the easement areas or lease sites shall be surveyed by a Washington State Professional Land Surveyor and the survey is a part of the application. This survey must comply with the standards set forth in Title 58 RCW and WAC 332-130; and a Record of Survey shall be submitted showing the results of the survey and the location of the easement or lease site applied for. A copy of the preliminary survey must be submitted for review and approval prior to approval of the agreement. The final Record of Survey shall be filed with the proper county auditor. An additional two full size copies and one 8-1/2"x11" copy that include the auditor's recording information shall be submitted to the Department's Manager of the specific project.
2. The survey shall provide the name of the applicant, the purpose of the easement or lease site, and the application number assigned by the Department of Natural Resources.
3. Distances and directions to any lease site from two or more controlling corners of a recorded subdivision, recorded survey, or government survey (GLO) corners must be provided.

See the following page for additional guidelines as appropriate for a specific agreement.

4. The survey shall be related by meridian and coordinate to the Washington Coordinate System NAD'83(1991) by closed ties to NGS Control monuments, or the extension thereof. The designation of the control stations used shall appear on the plat.

5. Proposed easement or lease site boundaries must be clearly shown with distances and directions of all boundary lines. The area shall be shown to an accuracy of $(\pm)0.5\%$ of the total area or $(\pm) 10$ square feet, whichever is greater, and the plat shall provide the lineal footage along the center line of a linear easement.

6. The complete alignment information and width of a linear lease shall be shown, including any necessary curve data. For a lease which encroaches on a previously leased site, the boundary for the senior lease in the vicinity of the proposed lease shall also be shown, together with ties between the two leases sufficient to determine the full extent of the encroachments.

7. A narrative legal description which describes the actual area proposed for an easement or lease site must be prepared, and shown upon the Record of Survey.

8. The survey must show a detailed plan of improvements to be constructed or already existing on the proposed area. All structures and improvements must be shown in sufficient detail to determine what they are used for and to ensure they are entirely within the lease area. The location of any proposed utility shall be shown. Upon completion of the proposed improvements, if any portion of the improvements are located outside of the granted lease site, a revised survey and legal description shall be prepared and submitted for the as-built locations. In this instance, a new application for an amended lease site may be required if the as-built location creates adverse impacts. In the case of linear leases across the bed lands of the sound or the ocean, an as-built Record of Survey and a revised legal description of the linear lease must be provided.

9. Any other data necessary for the complete and intelligent understanding of the information shown on the survey should be provided. If, in the opinion of the department, such information is lacking, the survey may be rejected.

Notes for Surveys of all Lease Sites:

If questions arise regarding the items identified in these guidelines, or variance of the requirement of State Plane Coordinates is needed, please contact the Land Survey Section of DNR, at phone number (360)902-1182.

10. Additional Guidelines for Surveys of Upland Leases or Easements:

(A) For a lease or easement crossing a section line or state ownership boundary, ties shall be provided to the centerline of a linear lease or easement along the section or subdivision line from the nearest appropriate Public Land Survey System (PLSS) section corner, quarter section or subdivision corner, where the linear lease enters and leaves the section or state ownership. For a lease site falling entirely within one section and does not cross a section line or state ownership boundary, ties from both end points of the linear easement to PLSS corners or other subdivision corners shall be provided.

11. Additional Guidelines for Surveys of Communication Sites:

(A) Ties shall be made to the corners of previously monumented communication sites adjacent to, or in the immediate vicinity of the communication site being applied for, and access to the site shall be shown.

(B) The corners of the communication site, as described and granted, shall be marked by substantial permanent magnetically locateable monuments. The monuments shall be in place and obviously marked on the ground after the construction of installations and improvements.

(C) The center of any communication site tower shall be identified on the plat by Washington Plane Coordinates, NAD83(1991), or latitude and longitude having an accuracy of and showing 3 decimals of a second. On all communication sites where towers or beam paths are shown, an elevation is required at the base of the tower. The tower height, and the height of the antenna or microwave dish shall be shown, and any beam path used shall have the diameter and tilt thereof shown. The elevation shall be derived from an established bench mark in the vicinity of the site, or an elevation designated by the Department of Natural Resources.

12. Additional Guidelines for Surveys of Leases for Aquatic Land uses:

(A) Where applicable, the survey of aquatic lands must show the location of the following lines for:

(1) Tidal areas - Government meander line, line of mean high tide, line of mean low tide, and line of extreme low tide. The survey must include the name of tidal bench mark(s) used or describe the alternate method employed for determining a Tidal Datum. For lease areas which contain tidelands and bedlands, at a minimum the location of the line of extreme low tide crossing the lease area must be shown. For lease areas containing bedlands exclusively may be required to show the relationship to the line of extreme low tide and the -18 foot contour line only.

(2) Lakes - Government meander line, line of ordinary high water (original ordinary high water if the lake has experienced artificial raising or lowering of the water level), and line of ordinary low water (include source of data) and line of navigability if established.

(3) Rivers - Line of ordinary high water and line of ordinary low water (include source of data) and line of navigability if established.

See the following page for additional guidelines as appropriate for a specific agreement.

SURVEY GUIDELINES (CON'T)

(4) Where they exist, the survey must show the location of lots and blocks of platted tide lands or shore lands, inner and outer harbor lines, waterway lines, street boundaries, any local construction limit lines, and easements of record within the lease site.

These lines must be shown in sufficient detail to compute and show the area of each area of State-owned bedlands, tidelands, shore lands, harbor area, or waterways included within the proposed lease site.

(B) For lease sites which contain existing or proposed structures and improvements that are classified as "non water-dependent" or "water oriented" uses as described within RCW 79.90.465 and WAC 332-30-106, the square footage of each structure and improvement shall be provided.

Notes for Surveys of Leases for Aquatic Land uses:

1. The lease of aquatic lands is often subject to preference rights. Applicants and surveyors should carefully determine the direction, and show details of the proration of coves and irregular shorelines.

Effective date: August 1, 2000

All answers and statements are true and correct to the best of my knowledge.

Applicant SUDDEN VALLEY COMMUNITY ASSOCIATION
(Please Print)

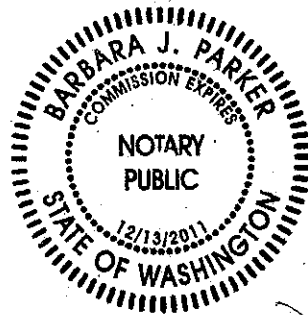
Signed *B. Parker*
(Applicant or Authorized Signature)

Title PRESIDENT

Company SUDDEN VALLEY COMMUNITY ASSOCIATION

Date 1/28/2009

C:\MyFiles\Brenda\Misc Forms\Application info\LONGAPPFORM.DOC



Barbara J Parker, notary 1-28-2009

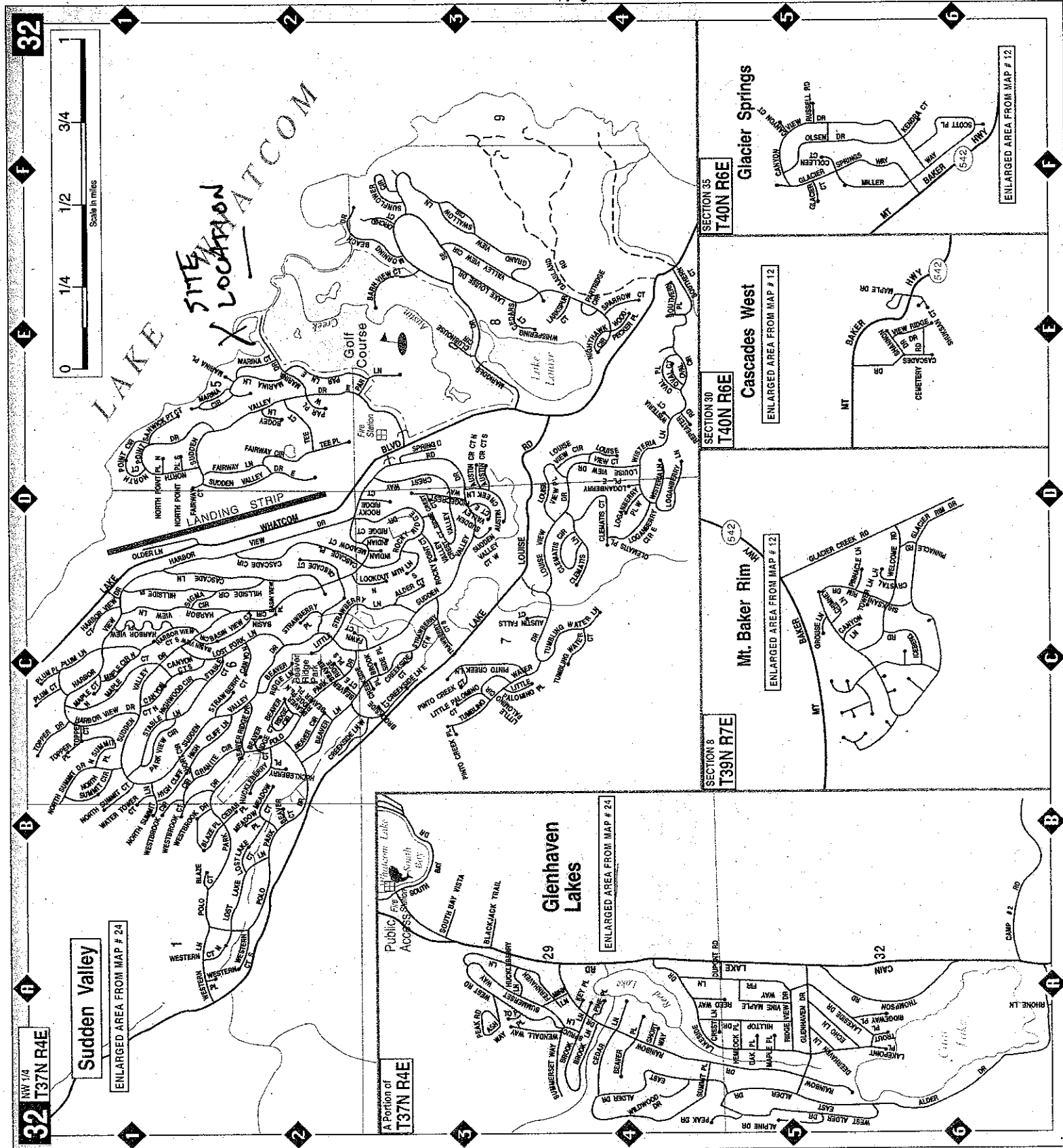




Exhibit "A"

1980901904

LEGEND (DEC. 1977)

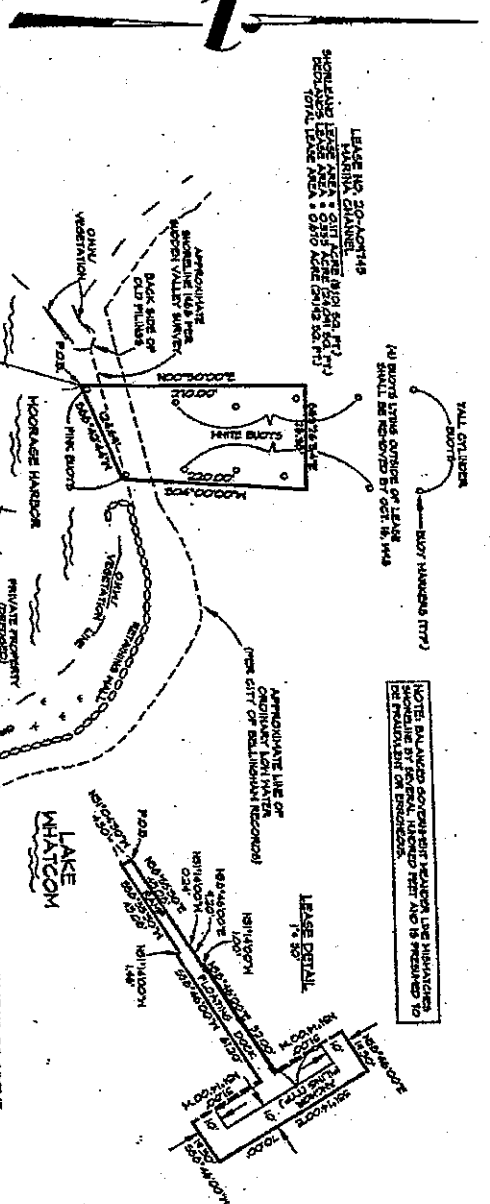
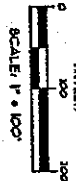
- EXISTING BLOT
- ROAD BLANKS AVERAGE HORIZONTAL
- POINT OF BEGINNING
- NOTICED PLAT DATA

BASIS OF BEARINGS

WASHINGTON STATE PLANS COORDINATE
THE PLANS OF THIS SURVEY WITH THE
PLANS OF THE ADJACENT PLATS AND THE
PLANS OF THE STATE OF WASHINGTON
PLANS OF THE STATE OF WASHINGTON
PLANS OF THE STATE OF WASHINGTON

SURVEY PROCEDURE

THE SURVEY WAS PERFORMED USING A
TOTAL STATION OF THE TYPE T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000



LEGAL DESCRIPTION
ACQUAT LAND LEASE NO. 20-A09745
MARINA CHANNE
THE SURVEY WAS PERFORMED USING A
TOTAL STATION OF THE TYPE T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000

PLANNING ROCK
THE SURVEY WAS PERFORMED USING A
TOTAL STATION OF THE TYPE T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000

PLANNING AREA
THE SURVEY WAS PERFORMED USING A
TOTAL STATION OF THE TYPE T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000
RECEIVERS AND FIELD TRAVERSE USING T-1000

AIRBORNE CERTIFICATE

FILED FOR RECORDING IN 15, DAY OF September 1980
AT THE COUNTY CLERK'S OFFICE IN THE COUNTY OF WAHATCO
WASHINGTON
1980901904
Wahatco County Auditor's Office

SURVEYOR'S CERTIFICATE

THE SURVEY WAS PERFORMED BY THE SURVEYOR
IN CONNECTION WITH THE REQUIREMENTS OF
THE SURVEY RECORDING ACT, AT THE REQUEST OF RECORD
VALLEY COUNTRY ASSOCIATION N. DEPT. 1004
1980901904
Wahatco County Auditor's Office



RECORD OF SURVEY

BEING A PORTION OF
GOVT LOTS 3 & 4,
E 1/2 OF THE SW 1/4 OF
SEC. 5, T. 5N, R. 4E, 10W,
WAHATCO COUNTY, WASH.

LINE	BEARING	DISTANCE
A	N 62° 15' 00" E	102.47'
B	S 01° 15' 00" E	218.14'
C	N 01° 15' 00" E	24.15'
D	N 01° 15' 00" E	45.25'
E	N 01° 15' 00" E	24.15'
F	N 01° 15' 00" E	24.15'
G	N 01° 15' 00" E	24.15'
H	N 01° 15' 00" E	24.15'
I	N 01° 15' 00" E	24.15'